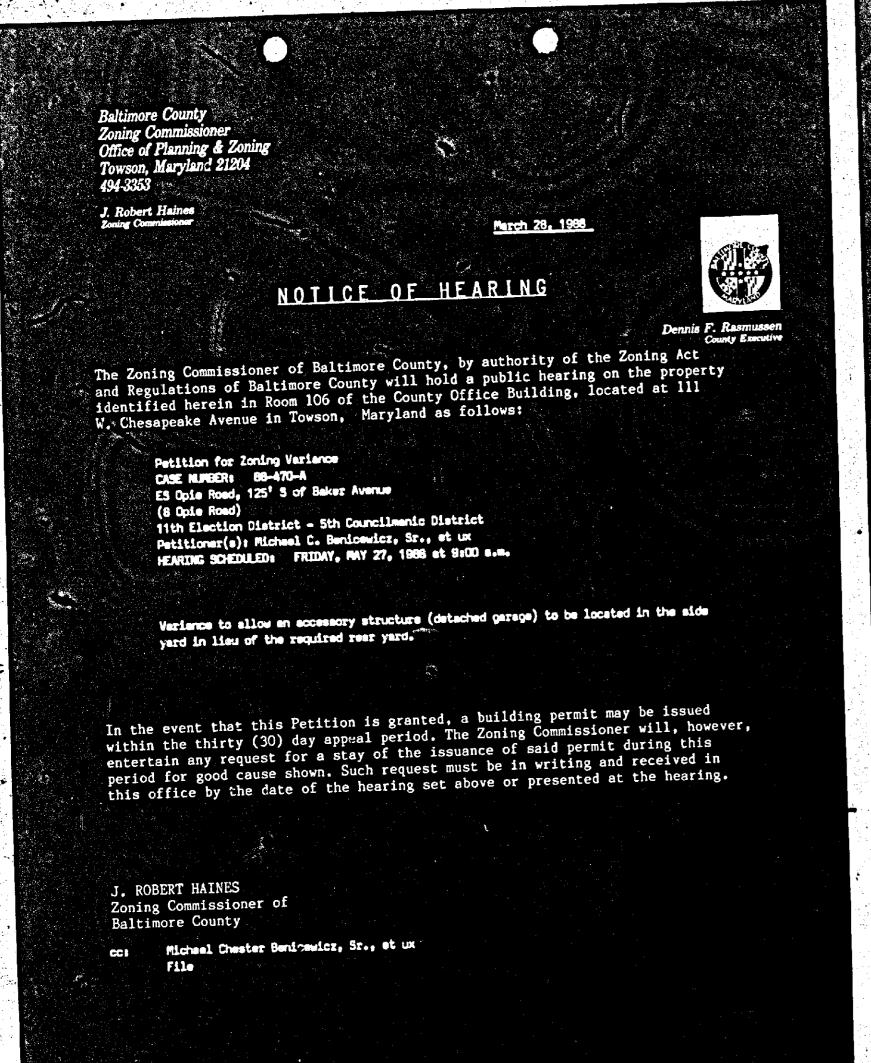
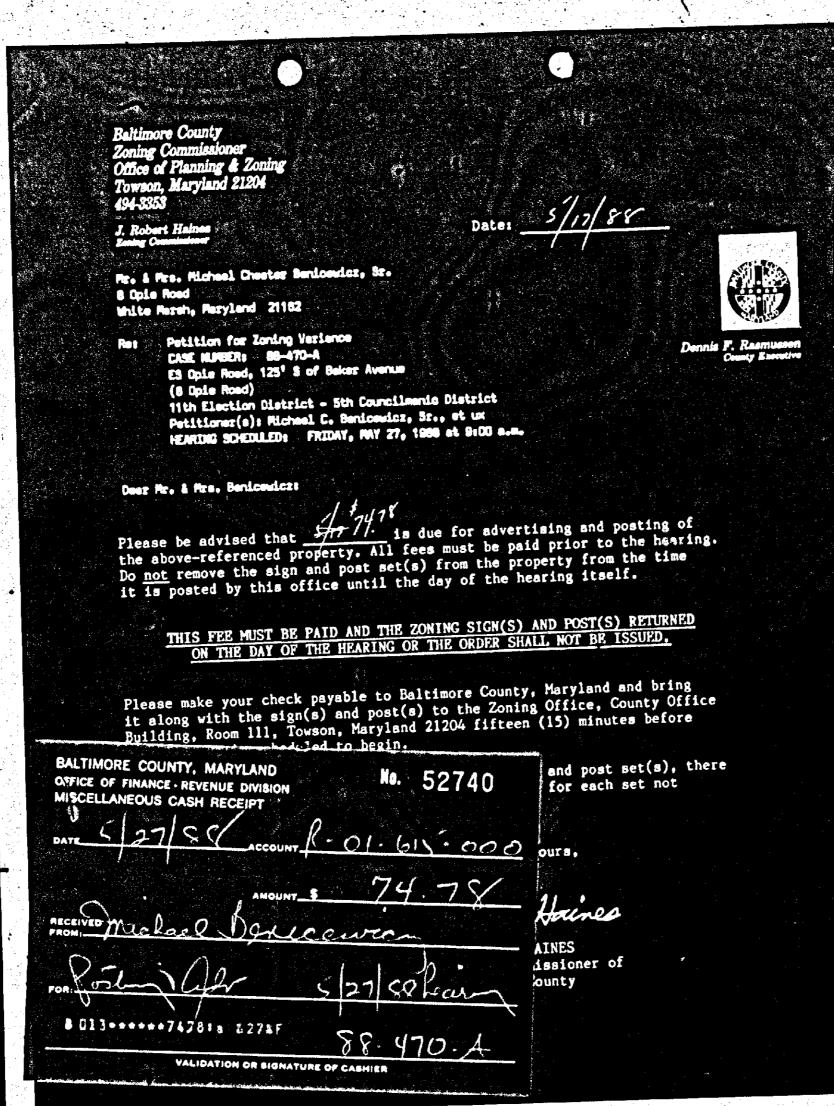
+316 Pursuant to the advertisement, posting of the property, and public hear-PETITION FOR ZONING VARIANCE PETITION FOR ZONING VANIANCE E/S Opie Road, 125' S of DEPUTY ZONING COMMISSIONER ing on this Petition held, and for the reasons given above, the requested vari-Baker Avenue (8 Opie Road) ZONE AREA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-470-A 11th Election District OF BALTIMORE COUNTY ance should be granted. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 5th Councilmanic District ICINITY MAP Case No. 88-470-A THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore Michael C. Benicewicz, Sr., et w Variance from Section __400.1 To allow an accessory structure [detached garage] Petitioner County this John day of June, 1988 that the Petition for Zoning Variance to to be located in the side yard in lieu of the required rear yard. K-125-The state of the s permit an accessory structure (detached garage) to be located in the side yard FINDINGS OF FACT AND CONCLUSIONS OF LAW in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be The core, it so obtains to the Long. "Combined a highway Case, and the control of Lots The Petitioner herein requests a variance to permit an accessory struc-234-235 236- 238 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the and is hereby GRANTED, subject, however, to the following restriction: 239-244 following reasons: (indicate hardship or practical difficulty) ture (detached garage) to be located in the side yard in lieu of the required 239 - 244 1) The Petitioner may apply for his building permit and be Against County code for front granted same upon receipt of this Order; however, Petitioner rear yard, as more particularly described on Petitioner's Exhibit 1. is hereby made aware that proceeding at this time is at his Septic in rear 3. Driveway paved on proposed side own risk until such time as the applicable appellate process The Petitioner appeared and testified. There were no Protestants. from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to re-Testimony indicated that the subject property, known as 8 Opie Court, is turn, and be responsible for returning, said property to its original condition. zoned R.C.2. The Petitioner testified that he proposes constructing a detached troposed GARALE divertised as prescribed by Zoning Regulations. garage for protection of vehicles and additional storage space. However, due to 24' + 24 Chan H Naskuria above Variance advertising, posting, etc., upon filing of to be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County. J'BETWEEN the location of the septic system in the rear yard, he must construct the garage ANN M. NASTAROWICZ Deputy Zoning Commissioner in the side yard. The Petitioner testified that he chose the north side yard Existing BLOG I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property of Baltimore County due to the fact that there is an existing driveway on that side of the property. which is the subject of this Petition. N-32,930 e Petitioner indicated that he spoke to his neighbors who have no objection to Legal Owner(s): Michael Chester Benicewicz, Sr. Based upon the testimony and evidence presented at the hearing, all of michael Co Desicewicz fe, nich was uncontradicted, in the opinion of the Deputy Zoning Commissioner the OPIE ariance requested sufficiently complies with the requirements of Section 307 of Phyllis Ann Benicewicz FOR ZOWING VARIANCE (PARTY) the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore should be Heller a. Berice ulles granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Fur-Michael & Phyllis Bernicentes 335-9356 thermore, strict compliance with the B.C.Z.R. would result in a practical diffi-#8 Opie Road DISTRICT White Marsh, Maryland culty and/or unreasonable hardship upon the Petitioners. 1 239 then 244 -> See attached sheet. Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted Michael Chester Benicewicz, Sr. "DUPLICATE" #8 Opie Road CERTIFICATE OF PUBLICATION BAKER HOTICE OF HEARING hearing on the property thenthe herem in Sense 10h of the Count Other Building, lessend at \$11 V Cheespooks Arrense in Seven Maryland as tollows. County, on the _____ 27th ____ day of ____ MAY ____, 1988, at _9__ o'clock Person on Indicate

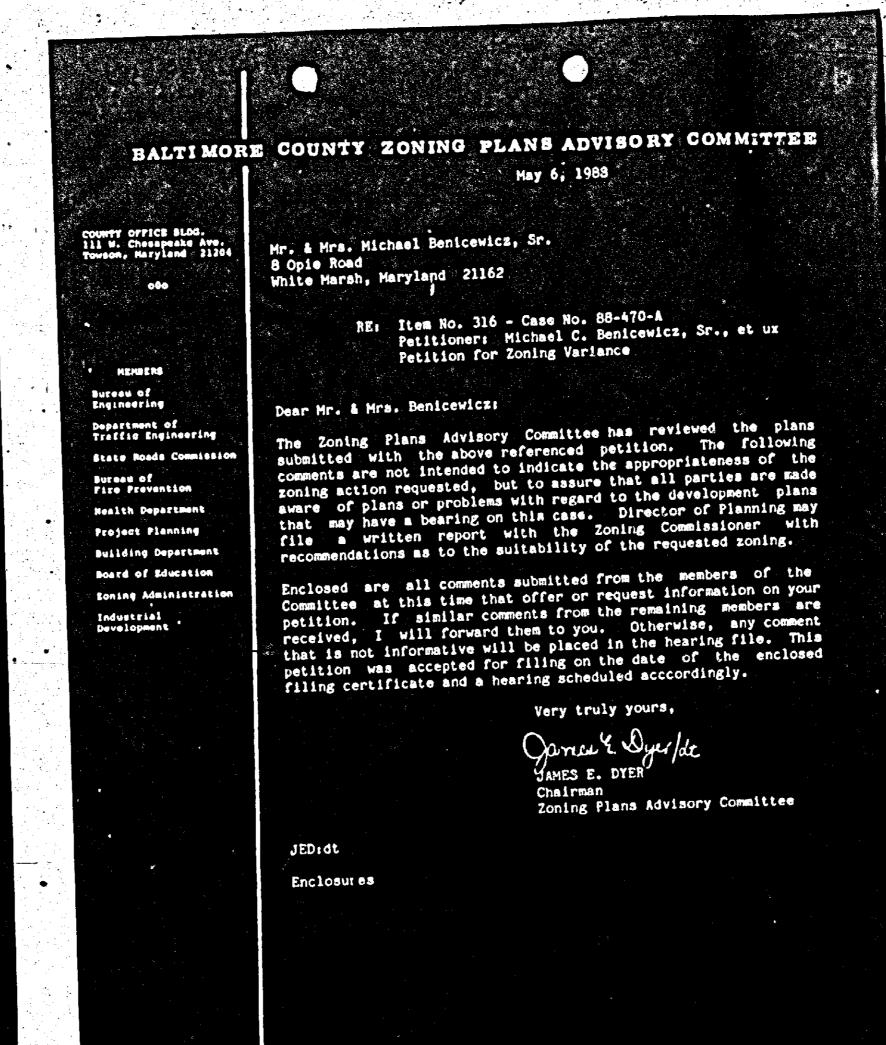
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1 THE JEFFERSONIAN, Mr. Michael C. Benicewicz, Sr. AVE Susan Sender Obrect MAPLE White Marsh, Maryland 21162 second well, however, concrete as E/S Opie Road, 125' S of Baker Avenue 11th Election District 5th Councilmanic District 37.50 Case No. 88-470-A RESUBDIVISION LOTS - 234-235-4 239 THRU 244 Petition for Zoning Variance has been Granted, subject to the restriction BIRD RIVER BEACH (WPC-7/187) the event the decision rendered is unfavorable to any party, please that any party may file an appeal to the County Board of Appeals. AUG. 22 1983 For further information on filing an appeal, please contact this office. 11th ELECT. DIST. Being Known as Lots 234, 235 & part of 236 plus_ Very truly yours, parted Lots 239, 240, 241, 242, 243, and 244.05. recorded in Resubdivision of Bird River Beach in ... ANN M. NASTARONICZ Baltimore County Land records WPC Liber 7, Folio Deputy Zoning Commissioner of Baltimore County Date of Posting 5/10/88 Enclosures cc: People's Counsel Michael C. Benicowier, Son Location of property Els D. P. P. P. L. 175' S/Bakar Her Location of Signe Facting Opin Rd., opposit 15" Ex Meditor, on fro ferty & letitioner E. F. RAPHEL & ASSOC.

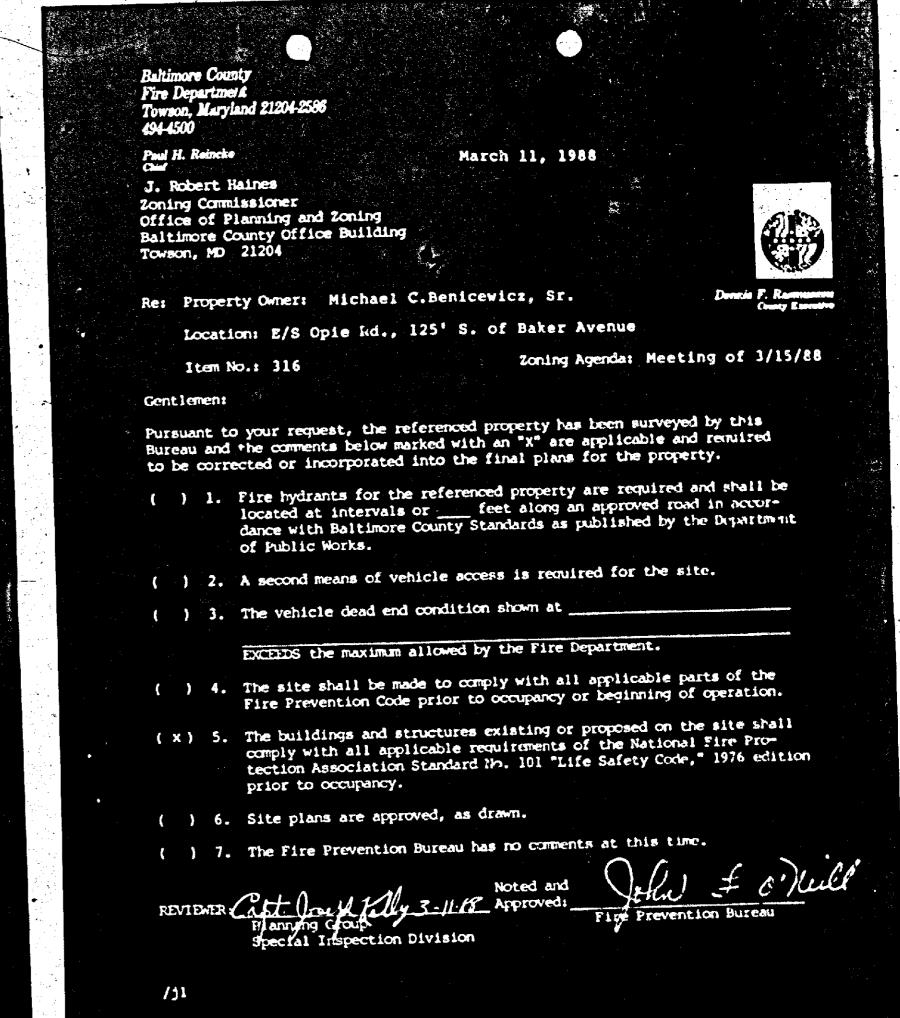
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